

Flood Risk Assessment

Property Address: 92A Swakeleys Drive, Ickenham, UB10 8QG

Document Ref: 2124-92A Swakeleys

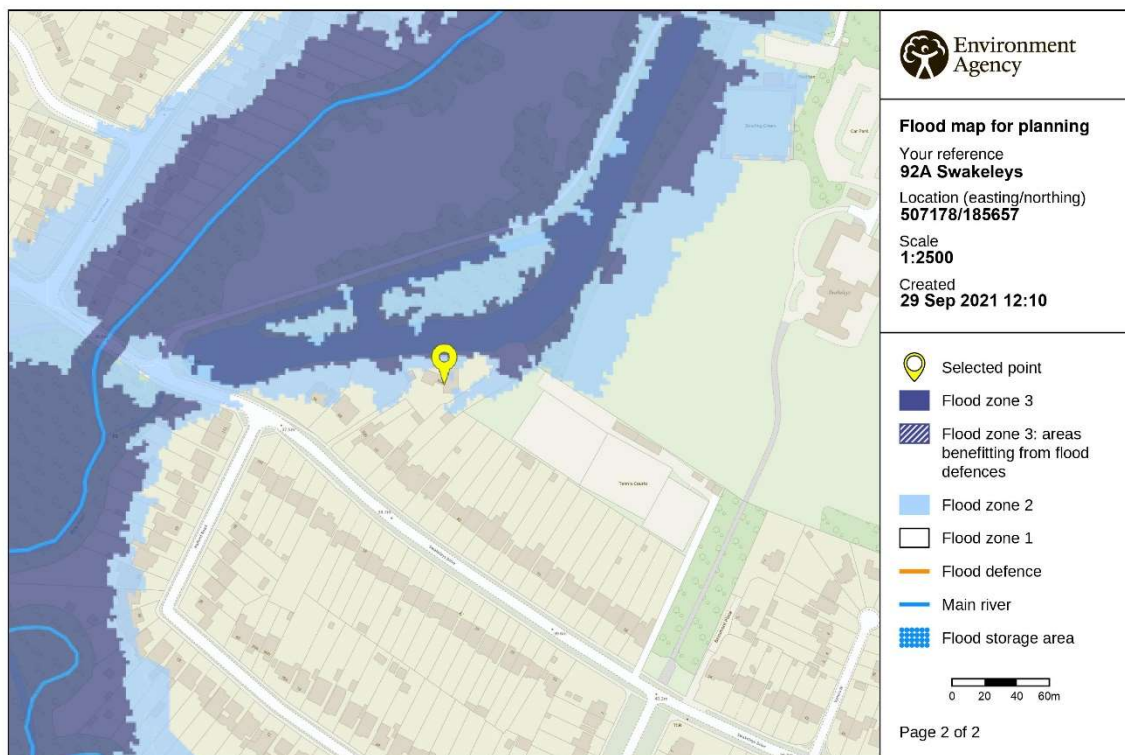
Date: 29th September 2021

Purpose of Document

This flood risk assessment is prepared in support of a householder planning application for a detached garage at the above address. This updated assessment is to be read in conjunction with the report for the full (and extant) application as this also included a detached garage.

Identification of Flood Risk

The property is identified to be Flood Zone 2 bordered by Flood Zone 3 as identified below through the Environment Agency.



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Flood Risk Management

The proposed development is considered an extension less than 250m² (please refer to Architectural Plans accompanying the application), so the EA Standing Advice guidance for domestic extensions can be applied to this proposal.

The Proposal will therefore manage flood risk through the following measures:

1. The floor levels will be set no lower than the existing floor levels.
2. Flood proofing will be incorporated as appropriate.
3. The building occupants will register with the Environment Agency Flood Warnings Service (<https://www.gov.uk/sign-up-for-flood-warnings>)

Conclusion

Provided that the flood risk management is undertaken in accordance with the EA Standing Advice then the proposed application should be considered acceptable in flood risk terms.